

## **LAND CONTAMINATION ASSESSMENT QUESTIONNAIRE FOR SMALL DEVELOPMENT SITES WITH PROPOSED SENSITIVE END USES**

Planning Policy Statement 23: Planning and Pollution Control (PPS23) states that land contamination is a material planning consideration when making decisions on planning applications. PPS23 also states that it is the developer's responsibility to identify land affected by contamination and to ensure a safe development. PPS23 recommends that, because of the widespread potential occurrence of contamination, the possibility should always be considered, regardless of past land use, when development is proposed involving or introducing a particularly sensitive end use. Sensitive end uses include:

- Residential developments
- Allotments
- Hospitals
- Schools and nurseries
- Children's play areas

Therefore, in accordance with PPS23 guidance, for new developments with proposed sensitive end uses, the Council will require the applicant to submit information with their planning application that provides a preliminary land contamination assessment for the site.

The Council is mindful of the potential cost implications of a formal land contamination assessment and investigation. Therefore, the Council has prepared a short questionnaire to be completed by planning applicants for small developments with a proposed sensitive end use on existing residential or greenfield sites. It is important that this questionnaire is completed accurately. The information contained in completed questionnaires will be used to assess whether a more formal assessment/investigation of land contamination is necessary for the site.

If you have any questions or queries regarding the questionnaire, please do not hesitate to contact the Contaminated Land Officer on 01442 228441 or at [environmental.health@dacorum.gov.uk](mailto:environmental.health@dacorum.gov.uk). Further general information relating to contaminated land can be found in the Hertfordshire and Bedfordshire Contaminated Land Forum's guidance for planning applicants and developers, which can be downloaded from the Council's website ([www.dacorum.gov.uk/default.aspx?page=2247](http://www.dacorum.gov.uk/default.aspx?page=2247)).

Please provide the following details in relation to the application site and its immediate surroundings. The information should also include your interpretation of whether or not you think that there is the possibility that any potential sources of contamination could affect the proposed use of the site. Please include photographs where appropriate.

### **1. Description of site**

Please provide a description of the site including details of the current and past activities on all parts of the site. Please attach a plan showing the detailed layout of the site, and mark on any areas of hard landscaping and any areas of garden planned for the development.

### **2. Historic land use**

Please provide a summary of the results of a complete review of historical maps in relation to the past land use of the site and adjacent land. Include your own comments about the previous land use of the application site and any information from persons of longstanding association with the site. Any potential sources of contamination should be marked on the plan of the site.

### **3. Fuel and chemical storage**

Has there ever been any fuel or chemical storage on the site? This includes underground and above ground diesel, petrol, heating oil and also waste oil tanks. Where applicable, please give details of the storage facilities.

### **4. Waste storage**

Please detail any areas on the site where waste disposal or storage has occurred. This may include piles of material such as empty drums or old machinery parts, areas of filled pits or ponds, or areas used for bonfires or incineration.

### **5. Services**

Please specify what utility services are connected to the property and whether they are above or below ground. This includes water, gas, electric and any fuel lines, and, if relevant, the location of any substations. Please also include locations of any soakaways or interceptors.

### **6. Asbestos**

Please provide details of the use of asbestos in any buildings on the site (e.g. asbestos cement roofing).

### **7. Filled ground**

Please give details of any areas of filled ground within the vicinity of the site, such as landfills, filled quarries or filled ponds. Include the distance to these features relative to the application site.

### **8. Any Other Relevant Information**

Please provide any other information that might be relevant to a land contamination assessment. For example, details of any geotechnical or other intrusive ground investigations performed on the site.

The format in which this information should be reported has not been specified but it must include the following as a means of identifying the site:

- Site address
- Planning application reference (e.g. 4/01234/09/FUL)
- Date information was compiled
- Name of person completed questionnaire and their connection to the site